



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

MAY 3, 2007

**PRESENT:** Martin, Hinkle, Maxey

**ABSENT:** None

**LATE:** None

**STAFF:** Senior Planner (SP) Tolentino, Associate Planner Golden and Assistant Planner Phillips

### REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

### MINUTES:

#### APRIL 5, 2007:

**BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE APRIL 5, 2007 MEETING.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: HINKLE, MARTIN, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

### SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

**PLAN DETAIL**

- 1) **SR-06-14: Cochrane – DiNapoli/Browman (I):** A request for review and approval of landscape plans and outdoor furnishings for three buildings (Shop A, Shop E and Pad 2) in the Cochrane Road PUD shopping center located at the northeast quadrant of Cochrane Road and Highway 101.

**BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE BY MINUTE ACTION SUBJECT TO THE FOLLOWING CONDITIONS:**

**Shop Building A**

- 1) Identify the plant material represented by a circle with a back slash line in the middle. Based on its location, this shrub should be a medium to tall growing shrub.
- 2) Add the following note on the Landscape Plan, "Above-ground utilities shall be screened with evergreen landscape material to the satisfaction of the Planning Division."

**Shop E**

- 1) Provide a tree well with a Red Oak tree at east end of the row of parking.
- 2) Provide a minimum of three, large (min. 2-ft diameter) potted containers planted with medium to tall growing shrubs and annuals.
- 3) Add the following note on the Landscape Plan, "Above-ground utilities shall be screened with evergreen landscape material to the satisfaction of the Planning Division."

**Pad 2**

- 1) Provide a tree well at the north end of the row of parking.
- 2) Provide landscaping at the north side of the building, between the building and the drive-thru lane. (excluding the 4-ft wide ADA path required along the south side of the building). At a minimum, 2 trees, medium to tall growing shrubs and groundcover in the landscape areas.
- 3) Provide additional landscaping on the north side of the building and drive thru land to reduce the amount of concrete in this area. At a minimum, provide landscaping along the entire perimeter of the drive-thru lane, including 2 trees and shrubs and groundcover consistent with the landscaping shown south of the drive thru lane.
- 4) Plant climbing vines on all three sides of the trash enclosure for graffiti control.
- 5) Add the following note on the Landscape Plan, "Above-ground utilities shall be screened with evergreen landscape material to the satisfaction of the Planning Division."

**Majors 3 & 4**

- 1) Provide tree wells (3 minimum) along the walkway fronting the majors.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: HINKLE, MARTIN, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

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**PUBLIC HEARING:**

- 1) **SITE REVIEW, SR-07-02: DE WITT-MORGAN HILL PRESBYTERIAN CHURCH HALL:** A request for approval of site and architectural review to allow a 3000+ sq. ft. parish hall addition to the Morgan Hill Presbyterian Church located at 16970 DeWitt Ave. The subject site is zoned R-1, 7000 Single Family Medium Density. (APN: 767-02-004).

**AT THE APPLICANTS REQUEST, BOARD MEMBERS MARTIN/HINKLE MOTIONED TO CONTINUE THE APPLICATION TO THE MAY 17 AGENDA.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: HINKLE, MARTIN, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

- 2) **SITE REVIEW, SR-06-22: MYRTLE-LATALA:** A request for the approval of site and architectural review for a 6-unit single family attached residential development located at 50 Myrtle Ave. The subject site is approximately 0.45 acres and zoned CC-R (APN 817-01-022)

**BOARD MEMBERS MARTIN/HINKLE MOTIONED TO CONTINUE THE APPLICATION TO THE MAY 17 AGENDA TO ALLOW THE APPLICANT TO PROVIDE THE FOLLOWING INFORMATION:**

- 1) **Utility plan showing the location of any proposed transformers and gas and electric meters. The plan should also address the proposed method of screening.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: HINKLE, MARTIN, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

**ANNOUNCEMENTS:**

**ADJOURNMENT:** Chair Martin adjourned the meeting at 8:15 p.m.

**MINUTES PREPARED BY:**

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**Terry Linder  
Meeting Coordinator**